147.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,000 / 852,000
					USE VALUE:	852,000 / 852,000
					ASSESSED:	852,000 / 852,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEGER FREDERIK W &
Owner 2:	BURNS MEGAN E
Owner 3:	
Street 1:	169 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KONIECZNY ANDRZEJ -
Owner 2:	PRZYBYISKA MALGORZATA -
Street 1:	169 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1621 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	392,400		459,600	852,000
Total Card	0.118	392,400		459,600	852,000
Total Parcel	0.118	392,400		459,600	852,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.60 | /Parcel: 525.60

Legal Description

User Acct 96648

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0004-0002.0

!11494!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,400	0	5,150.	459,600	852,000		Year end	12/23/2021
2021	101	FV	381,000	0	5,150.	459,600	840,600		Year End Roll	12/10/2020
2020	101	FV	381,100	0	5,150.	459,600	840,700	840,700	Year End Roll	12/18/2019
2019	101	FV	322,500	0	5,150.	430,900	753,400	753,400	Year End Roll	1/3/2019
2018	101	FV	324,200	0	5,150.	356,200	680,400	680,400	Year End Roll	12/20/2017
2017	101	FV	324,200	0	5,150.	327,500	651,700	651,700	Year End Roll	1/3/2017
2016	101	FV	324,200	0	5,150.	298,700	622,900	622,900	Year End	1/4/2016
2015	101	FV	311,300	0	5,150.	293,000	604,300	604,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:36:48

LAST REV

Date	Time
07/30/18	11:09:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11494

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONIECZNY ANDRZ	60303-311		10/22/2012		675,000	No	No		
KONIECZNY ANDRZ	35528-322		5/21/2002	Family	1	No	No		
OLSON FRANK A	24716-568		7/21/1994		188,200	No	No		Y

USER DEFINED

Prior Id # 1:	96648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1952	Solar Pa	11,000					
10/15/2015	1558	Re-Roof	4,800					
5/12/2003	357	Addition	68,000	C		G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
5/10/2018	MEAS&NOTICE	BS	Barbara S
7/21/2015	Inspected	PH	Patrick H
12/11/2008	Entry Denied	197	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA:	0.11823	Total SF/SM:	5150	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,598	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29774833
Const Adj.:	0.98000199
Adj $ / SQ:	165.333
Other Features:	91737
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411304
Depreciation:	18920
Depreciated Total:	392384

COMMENTS

SCUTTLE HOLE. DENIED ENTRY..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

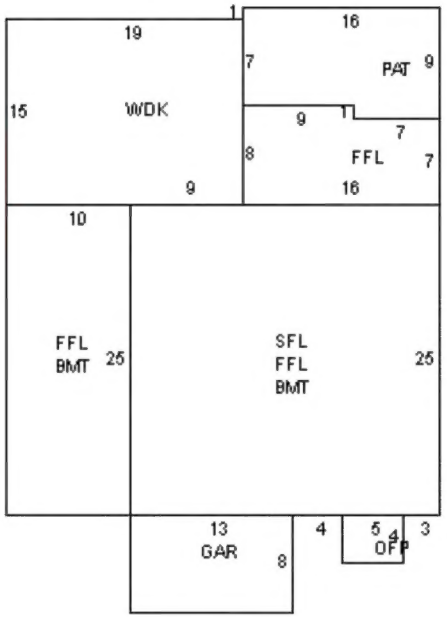
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.33
Special Features:	0	Val/Su Net:	129.08
Final Total:	392400	Val/Su SzAd	242.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	165.330	164,672
BMT	Basement	875	49.600	43,400
SFL	Second Floor	625	165.330	103,333
WDK	Deck	285	9.320	2,656
PAT	Patio	135	4.930	665
GAR	Garage	104	38.260	3,979
OFP	Open Porch	20	43.120	862
	Net Sketched Area:	3,040	Total:	319,567
Size Ad	1621	Gross Area	3040	FinArea 1621

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	